

Property at 00025 WAGON HILL LANE

Prop ID 4460025

Printed 05-Oct-2026 8:44 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: RICKMAN LINDA
 Second name:
 Address: 25 WAGON HILL LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 4460025 Neigh.: Zone: R40 Vol: 547 Page: 1145

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date:	31-Aug-2006
Resident Land	.92 105,000	ACA Veteran	2,500	Sale price:	475,000
Resident Dwelling	1.00 231,890	CCB Add Vet	1,250	Sale valid:	Y
		DAC Veteran	10,000	Values	
Resident Excess	.13 680			Mkt value :	
				Cost value:	482,243
Summary		Utilities		Sales ratios	
Total assessments	337,570	Water	Connecticut	Cost/sale :	1.0152
Total exemptions	13,750	Sewer	Public sewer	Mkt/sale :	
Net assessment	323,820	Gas	None	Assmt/sale:	.7107

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000	150,000		150,000	105,000
Primary Site		40,075					
RES	12	.130	7,500	975		975	683
Residual		5,663					
1.050 acres		Total land value		150,975		105,683	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,080	279,920
Basement	Full with walk				
Heating	Yes	A/C Yes			8,040
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas 8,500
Attic	None		Attic size:		
Additions					101,275
Other Features		WB Stks			6,750
Sub-Total					404,485
Grade	B	Factor 1.2600			509,651
CDU		C&D Factor 1.00			509,651
Depreciation		35 %			331,273
Computed cost value @ 70%					231,891

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	384	43,961
L Living Area	BSMT Basement addition	384	7,076
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	FRFF Frame first floor	90	10,303
L Living Area	BSMT Basement addition	90	1,659
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	AIR Air conditioning	384	1,167
P Porches, Patios, Decks	BPAT Brick/flagstone pati	266	6,066

Total additions 101,275

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9 Garage cars 2
Interior Walls	02	Drywall	Bedrooms	4 Unfinished area
Floors	01	Hardwood	Family Rooms	1 Dormer linear f
Heating System	01	Hot Water	Full Baths	2 Masonry trim sf
Fuel	01	Oil	Half Baths	1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures	Rec Room Size
Grade	40	B	Whirlpools	Living area 2,674
Garage	22	Attached 2 car	Saunas	# Living Units
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1976	

